

# **Frederick Ward Associates, Inc.**

## ***Community Input Meeting***

### **Blake's Legacy**

Project No. 2021048.00

**DATE:** June 24, 2009

**TIME:** 6:30 pm

**LOCATION:** Fallston Volunteer Fire and Ambulance Company  
2201 Carrs Mill Road  
Fallston, Maryland 21047

**PRESENT:** David Blake  
Bob & Louise Blake  
Doris Delizia  
Kevin Small  
Craig Ward

**PURPOSE:** The purpose of the meeting is to present the Blake's Legacy project to the Community and answer any questions the public may have regarding this development.

### **PROCEEDINGS:**

The meeting was opened at approximately 6:30 PM by Mr. Ward with a short presentation on the specifics of the submitted plan and the proposed rezoning plan for Blake's Legacy. The existing zoning was explained. David Blake explained the history of the property.

### **DISCUSSION**

1. Why were the residents of Saddlevue not invited?
  - All property owners directly adjacent to the project were notified.
2. Why are Blake's Legacy West 10,000 square foot lots?
  - The project used a NRD development adjustment to utilize bulk regulations (but not density) from the R2 requirements (NRD bump-up was explained).
3. Where is Bernadette Drive?
  - Bernadette Drive was located on the plans just north of the project.



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4. Other than money, why do you need to rezone to R2?
  - To meet the new economic price point for the current market.
  - Pay for the Pumping station since more lots mean additional contribution from the developer.
  - It is consistent with surrounding communities.
5. What about the animals?
  - There will be more than 40 acres of open space.
6. Why is the developer not here?
  - He had a conflict and was not able to make it, but the owners are here.
7. Is Red Pump Road going to be improved?
  - No (it was recently improved).
8. Will the Blake's build townhouses on Blake's Legacy West?
  - No, they have no intention to build townhomes.
  - In fact, they will promise to not build townhomes by placing a deed restriction on the property.
9. Will they only do deed restrictions if they get R2 zoning?
  - Yes, there is no point if they do not get R2 zoning.
10. We are concerned about traffic.
  - A traffic study has been done for the existing plan with only one off-site improvement required.
  - A revisited study will be required for the rezoning plan.
11. There is a lot of anxiety; we are completely surrounded by development.
  - That is why we are doing single family lots and not townhouse.
12. Why don't we keep the zoning at R1?
  - R2 only requires a small increase in density and is way under the 120 units allowed.
13. Has there been a traffic study?
  - Yes.
14. How legally binding is this agreement?
  - It would be made with the Cedarwood HOA and would run with the property if R2 were permitted.
15. How does this compare to the Kohl's situation?
  - The project does not relate to the Kohl's.



16. How can we get a win-win situation?
  - We believe we are offering a win-win with the restriction to townhomes.
17. Is Tom Langford's property going to have townhouses?
  - We are not affiliated with Tom Langford and the adjoining property.
18. What is the Blake's contribution to the Pump Station?
  - That has not been fully calculated and depends on the number of lots.
19. Can there be a moderation in the plan by the council?
  - Billy Boniface explained the rezoning process.
20. Is there anyway Blake's Legacy West can be 1 acre lots?
  - There is an existing agreement with Richmond American to limit lots to 15.
21. What is the difference between the acreage of R1 lots and RR lots?
  - RR lots require approximately 1 acre lots and R1 allows for ½ acre lots.
  - With the development adjustment, it would become ¼ acre lots.
22. When will construction begin?
  - About a year, it depends on the market and the school construction.
23. Will Richmond America be the builders?
  - No builder has been selected.
24. Have you ridden down Red Pump Road (it is dangerous)?
  - The road is classified as a b collector.
25. Langford's developments will destroy the neighborhood.
  - No response.
26. Have you done any environmental studies?
  - Yes we have examined the landfill (Rock Spring Swim Club) and looked at wetlands and rare threatened and endangered species.
27. You will have 2 more access points along Red Pump Road, this is too much!
  - There are many access points along Red Pump Road; two is the minimum we feel is necessary.
28. Will you have another plan proposal?
  - After this and the rezoning decision, the development team will finalize the plan and move forward.
  - There may be additional public meetings.



29. Will Red Pump Road be widened?  
- No.
30. Once the Red Pump Elementary School is built, will it be over capacity?  
- That is to be determined by the School Board.
31. How much are you making?  
- That has not been determined.
32. What is the arrangement between the Blake's and the Euler's?  
- Price per lot.
33. Will there be any more development after this project?  
- Not on the Blake's property.
34. The property is not consistent with the surrounding communities.  
- Yes it is. The lot sizes are consistent with the exception of Saddlevue.

*This report represents the Planner's Summation of the proceedings and is not a transcript although an attempt was made to document/summarize what was said in dialogue fashion.*

Submitted by:

Kevin L. Small, RLA, AICP  
Frederick Ward Associates, Inc.



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